

91-230-A 234 **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section SEE ATTACHMENT 'A'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

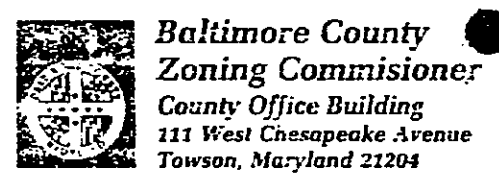
Engineer
W. Duvall & Associates, Inc.
(Type or Print Name)
W. Duvall
Signature
530 East Joppa Road
Address
Towson, Maryland 21204
City and State

Legal Owner(s):
Macintosh-I Limited Partnership/Macks Homes
(Type or Print Name)
Macintosh-I Limited Partnership/Macks Homes
Signature
6615 Reisterstown Road, (301) 358-4934
Address
Baltimore, Maryland 21215
City and State
Name, address and phone number of legal owner, contact purchaser or representative to be contacted
Lawrence M. Macks
Name
6615 Reisterstown Road
Address
Baltimore, Maryland 21215 (301) 358-4934
City and State
Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

FRED BYULL 12/4/90
2 HR WORK TIME
ANY TIME OR DAY

Zoning Commissioner of Baltimore County.
(over)



Account: P-001-6150
Number: _____

91-230-A

Date _____
Cashed Validation _____
Please Make Checks Payable To: Baltimore County, 111 West Chesapeake Avenue, Towson, Maryland 21204
4452.90

91-230-A 234 **ATTACHMENT 'A'**

- LOT #26 Variance from Sections 301.1 and 504 (B.C.Z.R.) and V.B.6.b. & c. (C.M.D.P.), to permit a 6' rear yard setback for an open projection in lieu of the minimum 11.25' and to permit 30' between facing open projections in lieu of the minimum 40'
- LOT #27 Variance from Sections 301.1 and 504 (B.C.Z.R.) and V.B.6.c. (C.M.D.P.), to permit 22' between facing open projections in lieu of the minimum 40'
- LOT #30 Variance from Sections 301.1 and 504 (B.C.Z.R.) and V.B.6.b. (C.M.D.P.), to permit a 9' rear yard setback for an open projection in lieu of the minimum 11.25'
- LOT #46 Variance from Sections 301.1 and 504 (B.C.Z.R.) and V.B.6.b. (C.M.D.P.), to permit a 9' rear yard setback for an open projection in lieu of the minimum 11.25'
- LOT #66 Variance from Sections 1801.2.C.2.a. and 301.1 (B.C.Z.R.) and V.B.5.a. (C.M.D.P.), to permit a 20' rear yard setback for an open projection in lieu of the minimum 26.25'
- LOT #67 Variance from Sections 1801.2.C.2.a. and 301.1 (B.C.Z.R.) and V.B.5.a. (C.M.D.P.), to permit a 20' rear yard setback for an open projection in lieu of the minimum 26.25'
- LOT #68 Variance from Sections 1801.2.C.2.a. and 301.1 (B.C.Z.R.) and V.B.5.a. (C.M.D.P.), to permit a 20' rear yard setback for an open projection in lieu of the minimum 26.25'
- LOT #144 Variance from Sections 1801.2.C.2.a. and 301.1 (B.C.Z.R.) and V.B.5.a. (C.M.D.P.), to permit a 20' rear yard setback for an open projection in lieu of the minimum 26.25'
- LOT #145 Variance from Sections 1801.2.C.2.a. and 301.1 (B.C.Z.R.) and V.B.5.a. (C.M.D.P.), to permit a 23' rear yard setback for an open projection in lieu of the minimum 26.25'
- LOT #146 Variance from Sections 1801.2.C.2.a. and 301.1 (B.C.Z.R.) and V.B.5.a. (C.M.D.P.), to permit a 22' rear yard setback for an open projection in lieu of the minimum 26.25'
- LOT #147 Variance from Sections 1801.2.C.2.a. and 301.1 (B.C.Z.R.) and V.B.5.a. (C.M.D.P.), to permit a 21' rear yard setback for an open projection in lieu of the minimum 26.25'
- LOT #148 Variance from Sections 301.1 and 504 (B.C.Z.R.) and V.B.6.b. (C.M.D.P.), to permit an 8' rear yard setback for an open projection in lieu of the minimum 11.25'

- LOT #156 Variance from Sections 301.1 and 504 (B.C.Z.R.) and V.B.6.b. (C.M.D.P.), to permit an 8' rear yard setback for an open projection in lieu of the minimum 11.25'
- LOT #157 Variance from Sections 1801.2.C.2.a. and 301.1 (B.C.Z.R.) and V.B.5.a. (C.M.D.P.), to permit a 24' rear yard setback for an open projection in lieu of the minimum 26.25'
- LOT #180 Variance from Sections 1801.2.C.2.a. and 301.1 (B.C.Z.R.) and V.B.5.a. (C.M.D.P.), to permit a 22' rear yard setback for an open projection in lieu of the minimum 26.25'
- LOT #170 Variance from Sections 1801.2.C.2.a. and 301.1 (B.C.Z.R.) and V.B.5.a. (C.M.D.P.), to permit a 24' rear yard setback for an open projection in lieu of the minimum 26.25'
- LOT #173 Variance from Sections 1801.2.C.2.a. and 301.1 (B.C.Z.R.) and V.B.5.a. (C.M.D.P.), to permit a 25' rear yard setback for an open projection in lieu of the minimum 26.25'
- LOT #174 Variance from Sections 301.1 and 504 (B.C.Z.R.) and V.B.6.b. (C.M.D.P.), to permit a 10' rear yard setback for an open projection in lieu of the minimum 11.25'
- LOT #178 Variance from Sections 1801.2.C.2.a. and 301.1 (B.C.Z.R.) and V.B.5.a. (C.M.D.P.), to permit a 24' rear yard setback for an open projection in lieu of the minimum 26.25'
- LOT #179 Variance from Sections 1801.2.C.2.a. and 301.1 (B.C.Z.R.) and V.B.5.a. (C.M.D.P.), to permit a 20' rear yard setback for an open projection in lieu of the minimum 26.25'
- LOT #180 Variance from Sections 1801.2.C.2.a. and 301.1 (B.C.Z.R.) and V.B.5.a. (C.M.D.P.), to permit a 20' rear yard setback for an open projection in lieu of the minimum 26.25'
- LOT #189 Variance from Sections 301.1 and 504 (B.C.Z.R.) and V.B.6.b. (C.M.D.P.), to permit a 1' rear yard setback for an open projection in lieu of the minimum 11.25'
- LOT #190 Variance from Sections 301.1 and 504 (B.C.Z.R.) and V.B.6.b. (C.M.D.P.), to permit a 10' rear yard setback for an open projection in lieu of the minimum 11.25'

And to amend the following development plans:

- *SECTION ONE PARTIAL DEVELOPMENT PLAN
SUBURBIA ADDITION
*SHEET 2 OF 4
- *PARTIAL DEVELOPMENT PLAN
SECTION TWO PHASE ONE
SUBURBIA ADDITION
*SHEET 1 & 2 OF 4

91-230-A 234 **W. DUVALL & ASSOCIATES, INC.**

Engineers • Surveyors • Land Planners

November 30, 1990

Description for Zoning Variance
Part of Suburbia Addition
4th Election District, Baltimore County, Maryland

BEGINNING for the same at a point being South 15 degrees 12 minutes 21 seconds East 330.90 feet from the centerline intersection of Deacon Brook Circle, 50 feet Right-of-Way and Gwynnwest Road, variable width Right-of-Way; thence running the following eighteen courses and distances viz:

- 1) Binding on said Gwynnwest Road, South 27 degrees 25 minutes 06 seconds East 91.60 feet; thence
- 2) By a curve to the right having a radius of 460.58 feet and an arc length of 224.61 feet; thence
- 3) South 09 degrees 13 minutes 49 seconds East 317.68 feet; thence
- 4) By a curve to the left having a radius of 382.03 feet and an arc length of 551.62 feet; thence
- 5) South 73 degrees 30 minutes 00 seconds East 36.13 feet; thence
- 6) North 63 degrees 36 minutes 53 seconds East 14.69 feet; thence
- 7) South 69 degrees 14 minutes 51 seconds East 61.72 feet to a point on the easternmost Right of Way line of Treeline Drive, variable width Right of Way; thence binding thereon
- 8) By a curve to the left having a radius of 413.06 feet and an arc length of 295.29 feet; thence
- 9) South 69 degrees 53 minutes 52 seconds West 163.96 feet; thence
- 10) South 34 degrees 26 minutes 38 seconds West 166.28 feet; thence
- 11) North 40 degrees 38 minutes 35 seconds West 1084.10 feet; thence
- 12) North 60 degrees 05 minutes 50 seconds West 459.90 feet; thence
- 13) North 68 degrees 19 minutes 22 seconds East 175.56 feet; thence
- 14) North 40 degrees 42 minutes 08 seconds West 118.60 feet; thence
- 15) North 23 degrees 00 minutes 37 seconds West 501.10 feet; thence
- 16) South 75 degrees 31 minutes 37 seconds East 1003.08 feet; thence
- 17) North 75 degrees 58 minutes 12 seconds East 99.00 feet; thence
- 18) North 02 degrees 28 minutes 12 seconds East 170.23 feet to the point of beginning.

CONTAINING 23.618 acres of land, more or less.



530 East Joppa Road / Towson, Maryland 21204 / (301) 583-9571

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

January 2, 1991

Lawrence M. Macks
Vice-President
Macintosh-I Limited Partnership/Macks Homes
6615 Reisterstown Road
Baltimore, MD 21215

RE: Zoning Variance Petition Request
Item #234

Dear Mr. Macks:

This Office has been informed by Ms. Christine Rorke of the Office of Current Planning of a discrepancy in the variance petition filed under item number 234 on 12/6/90. According to the research, several of the lots listed under your variance petition request are under the separate private ownership of several parties. The Baltimore County Zoning Regulations requires that each of these individual lots sold for final occupancy be variances separately as single family residential lots and the accompanying petitions must be signed by the individual lot owner(s). Also the variance petition descriptions and plats, etc. filed under item #234 must be amended so as to delete all individual lots under separate ownership. Please be aware that S.1801.3.A.7. (B.C.Z.R.) requirements must be met concerning the amendment of approved development plans, which includes approval of the Planning Board. Evidence of this approval must be provided by you prior to any zoning public hearing.

Please contact this Office as soon as possible concerning all necessary revisions to this petition as no hearing date can be set until this matter is corrected. Revised fees must be paid when submitting revised information.

Very truly yours,

John L. Lewis
John L. Lewis
Planner

JLL:scj

cc: Christine Rorke, Current Planning

91-230-A 234 **W. DUVALL & ASSOCIATES, INC.**

Engineers • Surveyors • Land Planners

November 30, 1990

Description for Zoning Variance
Part of "Suburbia Addition"
4th Election District, Baltimore County, Maryland

BEGINNING for the same at a point on the northwesternmost side of Cherry Hill Road said point being northerly 55 feet more or less from the centerline intersection of Cherry Hill Road, 60 feet Right of Way and Treeline Drive, variable width Right of Way, thence running the following eleven courses and distances viz:

- 1) Binding on said Treeline Drive North 85 degrees 30 minutes 35 seconds West 14.14 feet; thence
- 2) By a curve to the right having a radius of 850.76 feet and an arc length of 65.24 feet; thence
- 3) By a curve to the left having a radius of 850.76 feet and an arc length of 65.24 feet; thence
- 4) By a curve to the left having a radius of 780.00 feet and an arc length of 680.55 feet; thence
- 5) South 89 degrees 22 minutes 00 seconds West 249.05; thence
- 6) By a curve to the right having a radius of 413.06 feet and an arc length of 221.58 feet; thence leaving Treeline Drive
- 7) South 29 degrees 33 minutes 12 seconds West 212.03 feet; thence
- 8) South 49 degrees 21 minutes 25 seconds West 105.74 feet; thence
- 9) South 40 degrees 38 minutes 35 seconds East 995.52 feet; thence
- 10) North 49 degrees 21 minutes 25 seconds East 377.00 feet; thence
- 11) North 52 degrees 19 minutes 10 seconds East 200.25 feet; thence
- 12) North 49 degrees 21 minutes 25 seconds East 343.00 feet to the point of beginning.

CONTAINING 17.161 acres of land, more or less.



530 East Joppa Road / Towson, Maryland 21204 / (301) 583-9571

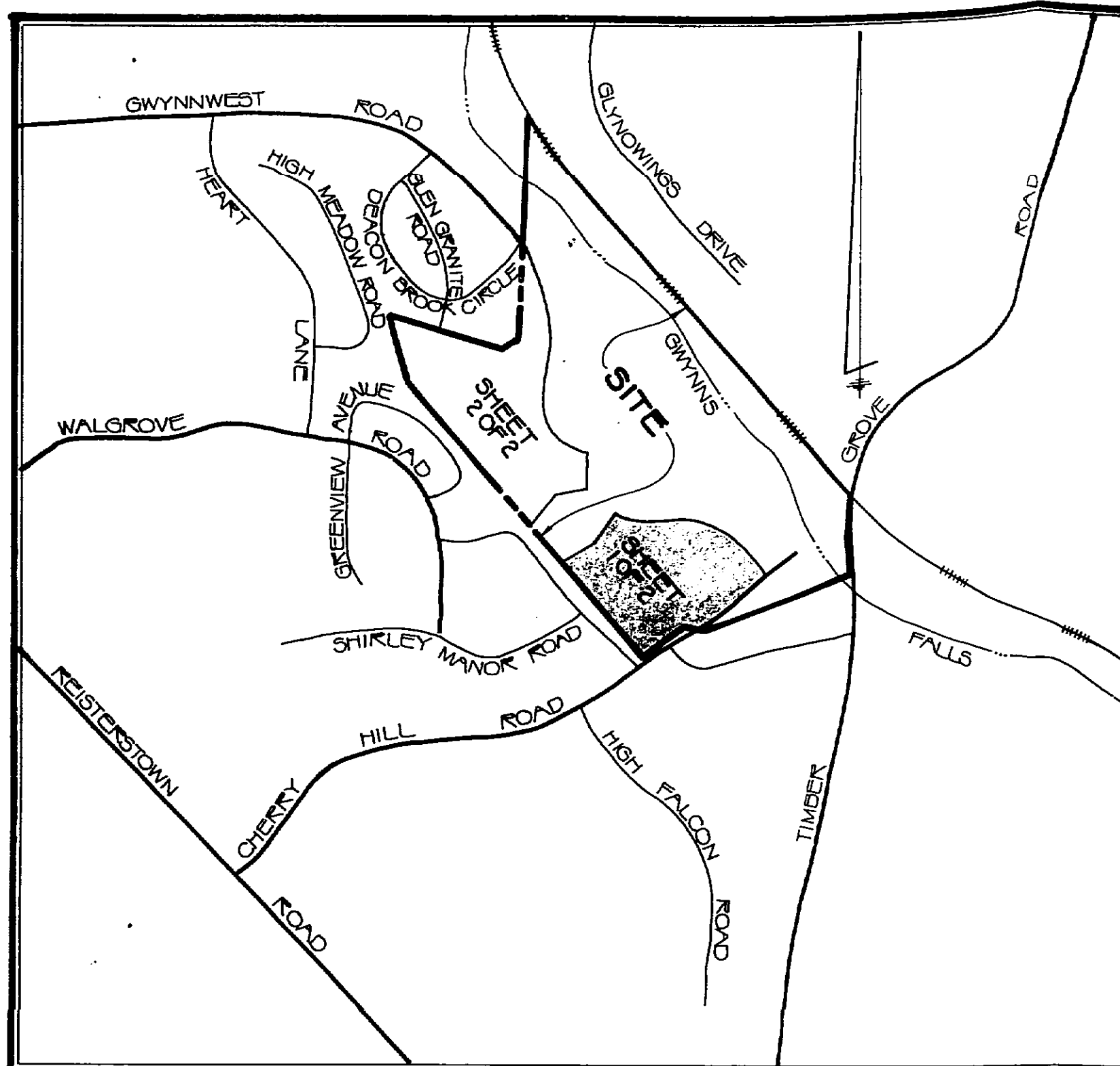
91-230-A
ITEM # 234
JLL
DATE: 12-10-90

PETITION CHECKLIST

Before the above petition can be accepted for filing, the following items must be corrected/included:

- Item number must be on all papers in the file folder.
- Item number must be in ink (pencil does not copy well).
- Item number generated by computer (on receipt) is not the same as item number on material in folder and/or pink sheet.
- Section information missing on petition forms.
- Not "original" signatures on all copies of petition forms.
- Owner's name address and/or telephone number is not on petition forms.
- Need signature and/or printed name and/or title of person signing for company.
- Need an attorney's signature.
- "Red stamp" or closing information is not on petition form.
- Following information is missing on the file folder:
 - Petitioner's name
 - Item number
 - Description
 - Actual address
 - zoning
 - acresage
 - election district
 - councilmanic district
- Need 12 plats. Only _____ in folder.
- Plats need to be folded to 8-1/2" x 11".
- There is a difference in date between date taken in and date put in drawer for agenda. Put a note in the folder explaining this.
- Need attorney's address & phone number
- SAME AS V.P. WHO IS THE SAME PERSON

OK per Joe 12/17/90



VICINITY MAP
SCALE: 1" = 1000'

NOTES:

1. ALL THE PUBLIC UTILITIES TO SERVICE THIS SUBDIVISION ARE PROPOSED.
2. EXISTING ZONING IS DR 3.5 & DR 5.5.
3. C.R.G. APPROVAL DATE OCT. 1, 1987.
4. P.W.A. NO. 48801.
5. PARKING REQUIRED = 2/LOT = 110 SPACES.
6. PARKING PROPOSED = 110 SPACES.
7. PRIOR ZONING CASE N° 30-535-A (LOT 4) GRANTED JULY 31, 1990.

ZONING VARIANCES REQUESTED

Variance from Section 1801.2.C.2.a. and 301.1 (B.C.Z.R.) and V.B.5.a. and V.B.6.b. (C.M.D.P.), to permit a rear yard setback for an open projection as listed below in lieu of one of the following required setbacks:

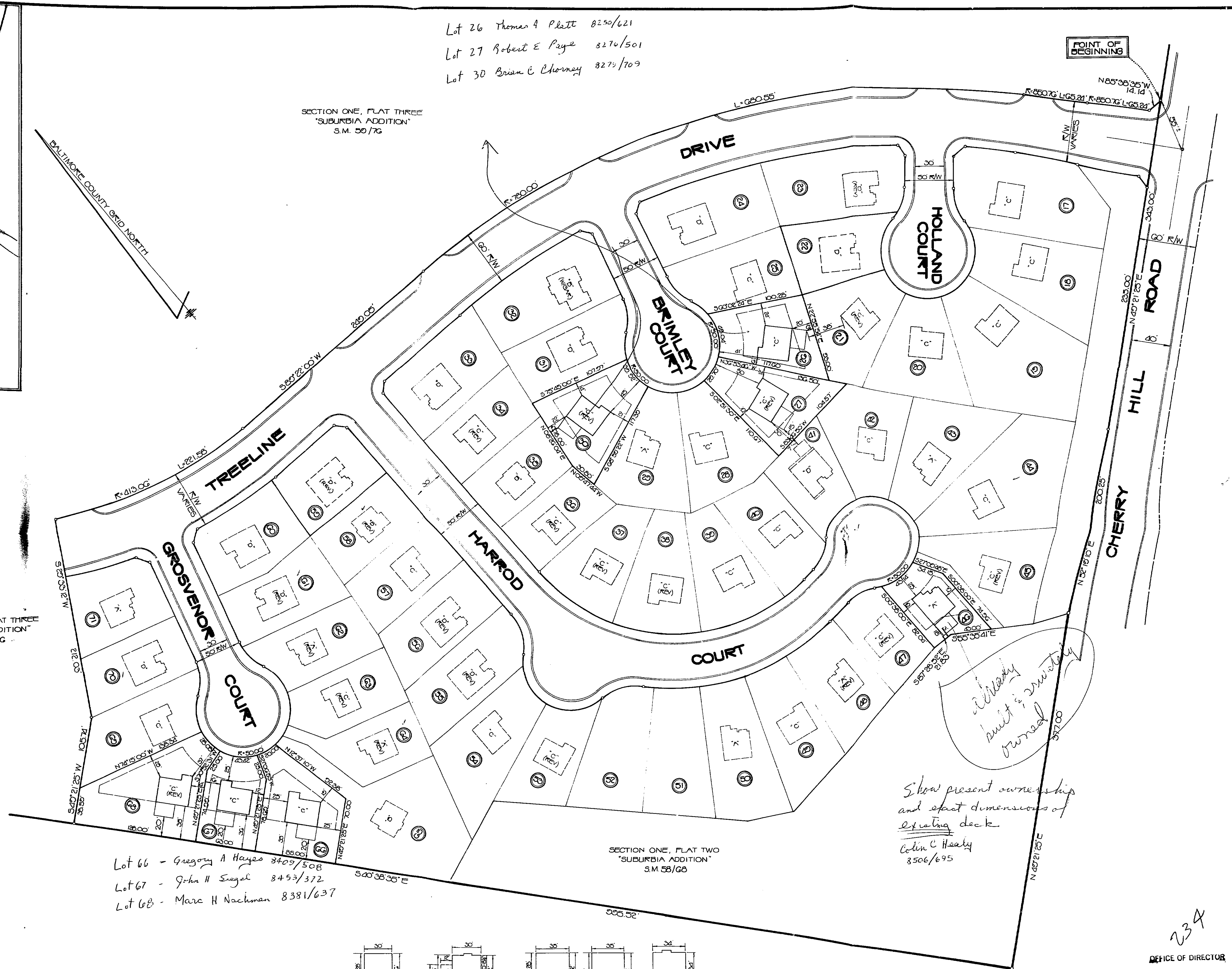
- | | |
|---|---|
| A. 11.25' (lots having a 'window to lot line' setback of 15') per Sections 301.1 (B.C.Z.R.) and V.B.6.b. (C.M.D.P.) | B. 26.25' (lots having a 'window to tract boundary' setback of 35') per Sections 1801.2.C.2.a. (B.C.Z.R.) and V.B.5.a. (C.M.D.P.) |
|---|---|

Lot Number	Proposed Setback	Lot Number	Proposed Setback
25	6'	66	20'
30	9'	67	20'
45	3'	68	20'
148*	8'	144*	20'
156*	8'	145*	23'
174*	10'	146*	22'
188*	1'	147*	21'
190*	10'	157*	24'
		160*	22'
		170*	24'
		173*	25'
		178*	24'
		179*	20'
		180*	20'

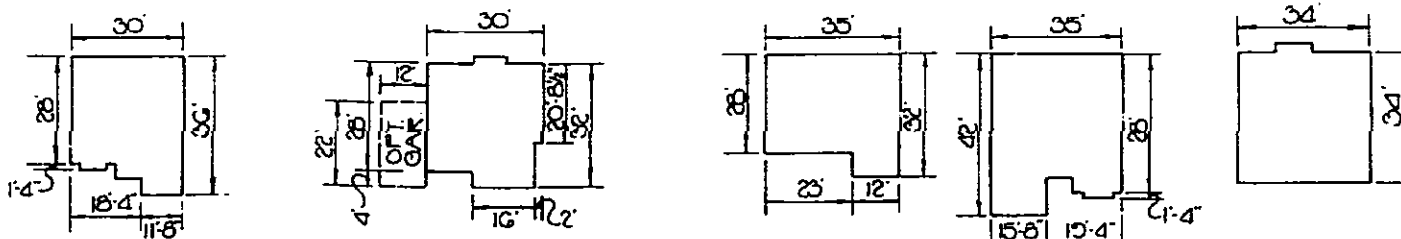
* SEE SHEET 2 OF 2 FOR PLAN.

Variance from Sections 301.1 (B.C.Z.R.) and V.B.6.c. (C.M.D.P.), to permit a distance between open facing projections as listed below in lieu of the required minimum 40':

Lot Number	Proposed Distance
26	38'
27	22'



- Lot 66 - Gregory A Hayes 8407/508
 Lot 67 - John H Siegal 8453/372
 Lot 68 - Marc H Nachman 8381/637



TYPICAL BUILDING LAYOUT

Show present ownership and exact dimensions of existing deck.
 Colin C Healy
 8506/695

KEEP IN FILE
 PLAT TO ACCOMPANY ZONING VARIANCE
 "SUBURBIA ADDITION"

4TH ELEC. DISTRICT COUNCILMANIC DISTRICT N° 3 BALTIMORE COUNTY, MD
 SCALE: 1" = 50' NOVEMBER 5, 2000

SEPARATE OWNERSHIP SHOWN BY
 CHRIS RORKE

SHEET 1 OF 2

DEC. 07 1990

OFFICE OF DIRECTOR

234

W. DUVAL & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • LAND PLANNERS
 330 EAST JEFFERSON ROAD
 TOWSON, MARYLAND 21204
 (301) 560-5571

MCW

GWEN

SEE NOTE
ON ITEM 234
(CASE #90-230-A)

IMPORTANT

Sophia
12/26/90

#234

GWEN -
DO NOT SCHEDULE
"PROBLEMS". THEY
DO NOT OWN ALL OF
THE LOTS (PER CHRIS)

Sophia
12/26/90

W. DUVALL & ASSOCIATES, INC.

530 E. Joppa Rd. / Towson, Maryland 21204 / 301 583-9571 Engineers / Land Planning Consultants

To: Jonny Date: Dec 7, 1990
Re: Subsilia Addition
Varianca Petition
860724
Attention: Mitch Hillman
John Lewis

☐ We are submitting
☒ We are forwarding
☐ We are returning
☐ We request

☒ Herewith

☐ Under Separate Cover

No.	Description
12	Plans - Signed & Stamped Variance Petition Item # H9100234

Remarks: Mitch / John
Please replace the old plans with this new
set.
After on the record plan Larry Hake is listed
as the V.P. for subsilia, can you update the petition
for us.

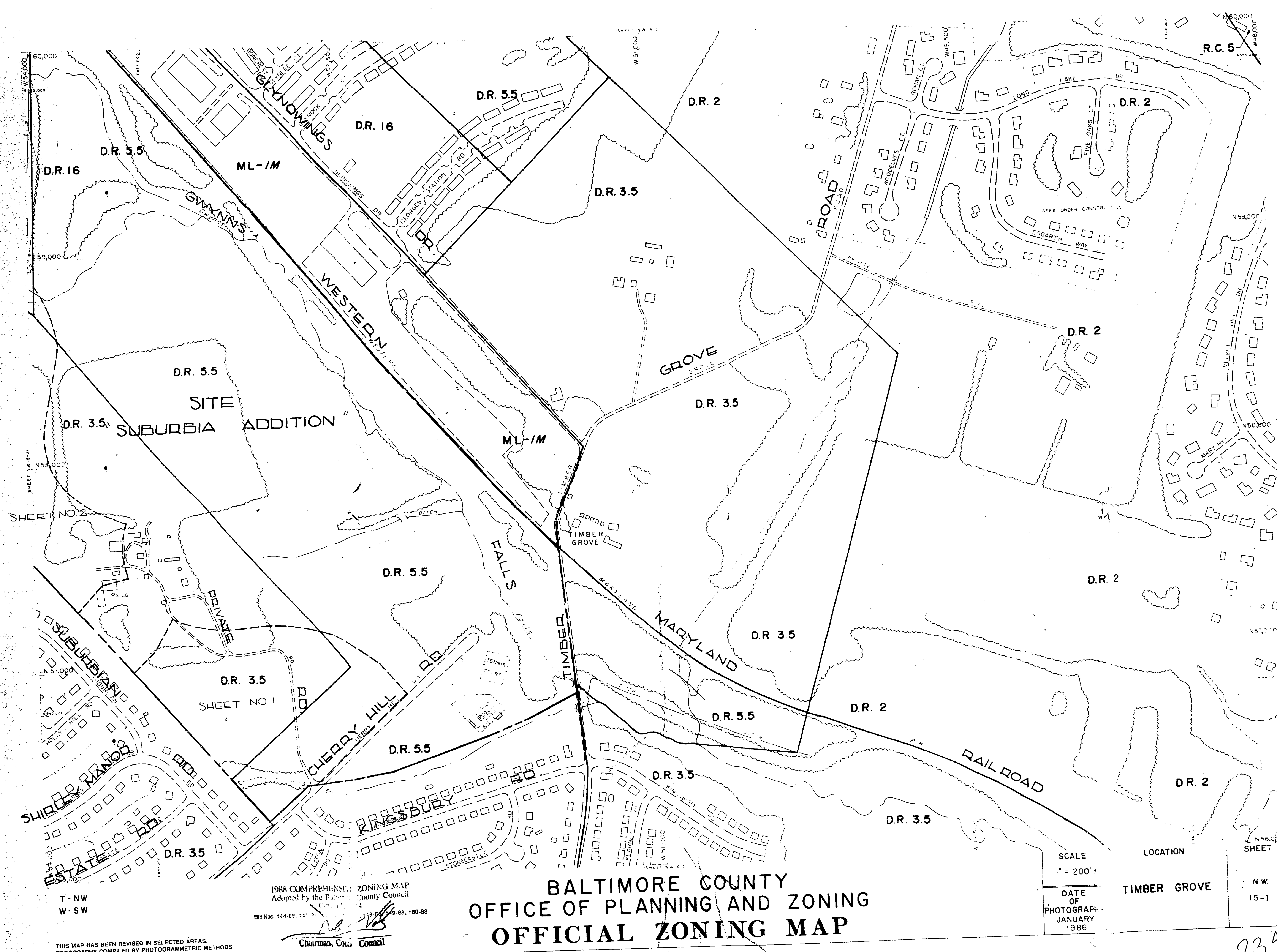
☒ In accordance with your request
☐ For your review
☐ For processing
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted
☐ For revision by you

☐ For your use
☐ Please call when ready
☐ Please return to this office
☒ Approval requested
☐ Conference requested at your convenience

For further information, please contact the writer at this office

CC: file
Enclosed ☒

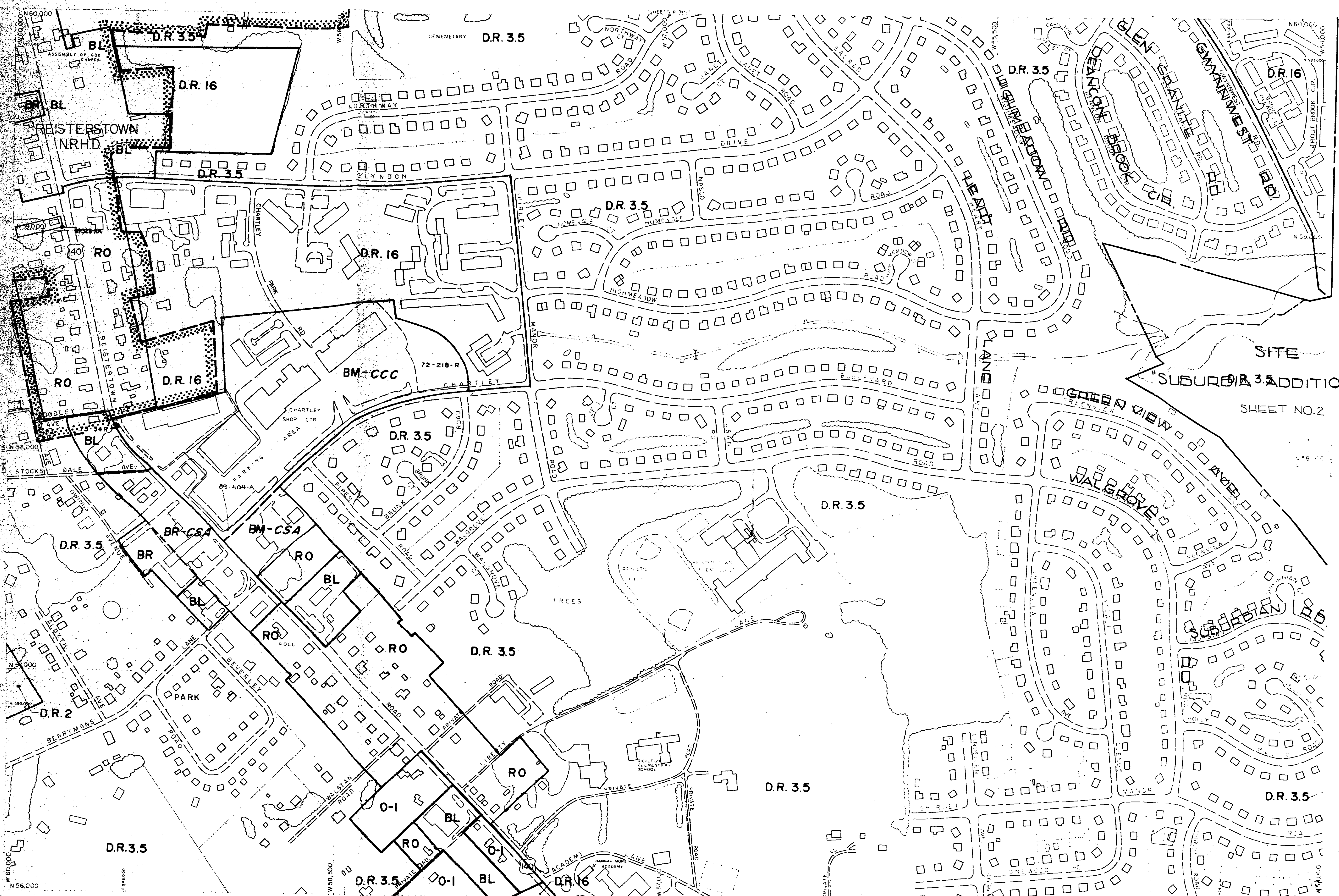
Sincerely yours,
Mark A. Krenn
MARK A. KRENN



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE
1" = 200'
DATE
OF
PHOTOGRAPH
JANUARY
1986
LOCATION
TIMBER GROVE
NW
15-1

234
91-230-A



Y-NE T-NW
X-SE W-SW

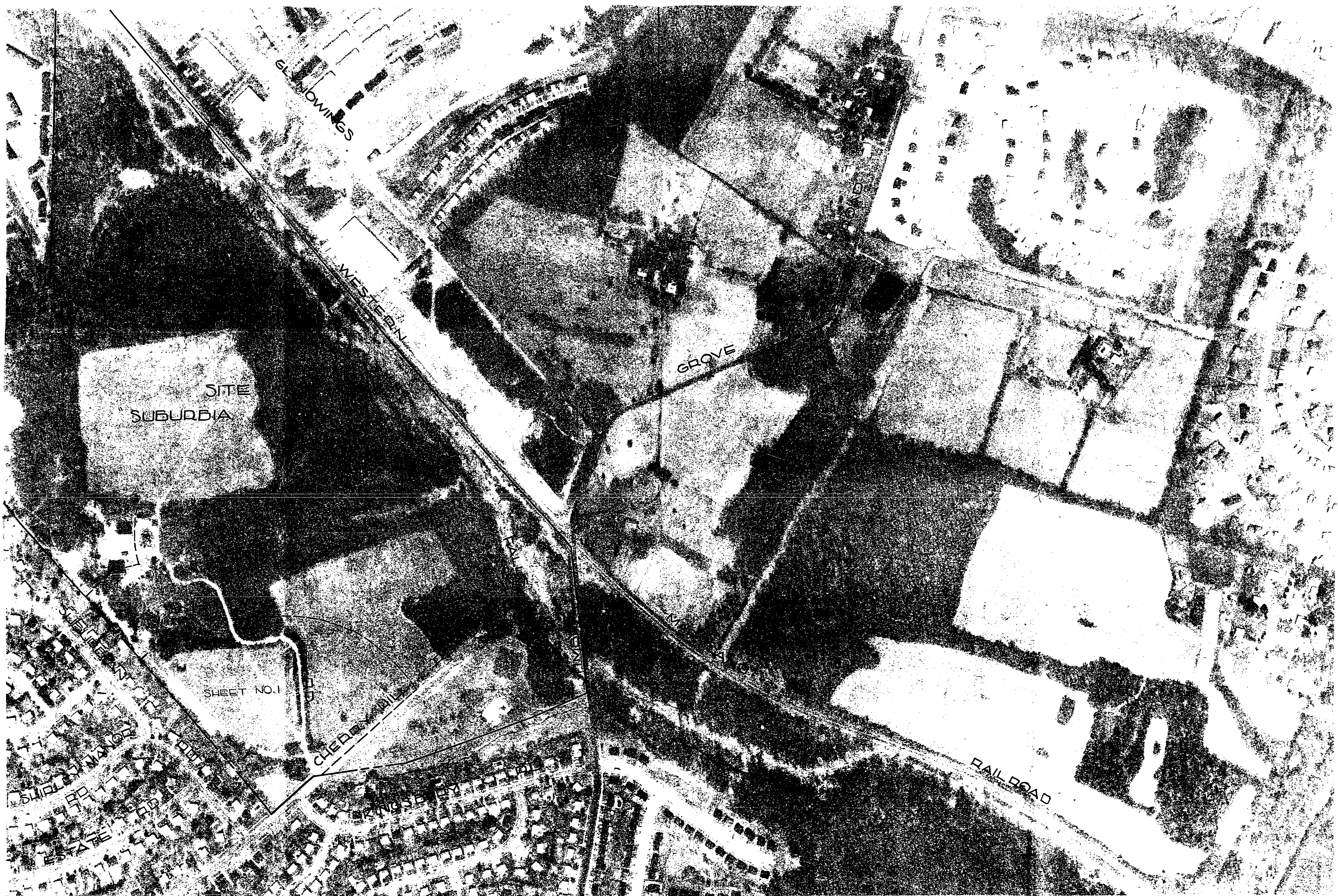
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
OCT. 13, 1988
Ord. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Del. T. H.
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION REISTERSTOWN AREA DELIGHT	SHEET N.W. 15-J
DATE OF PHOTOGRAPHY JANUARY 1986		

234



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200'

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY

TIMBER GROVE

NW
5-1

234

NOV. 1 1980

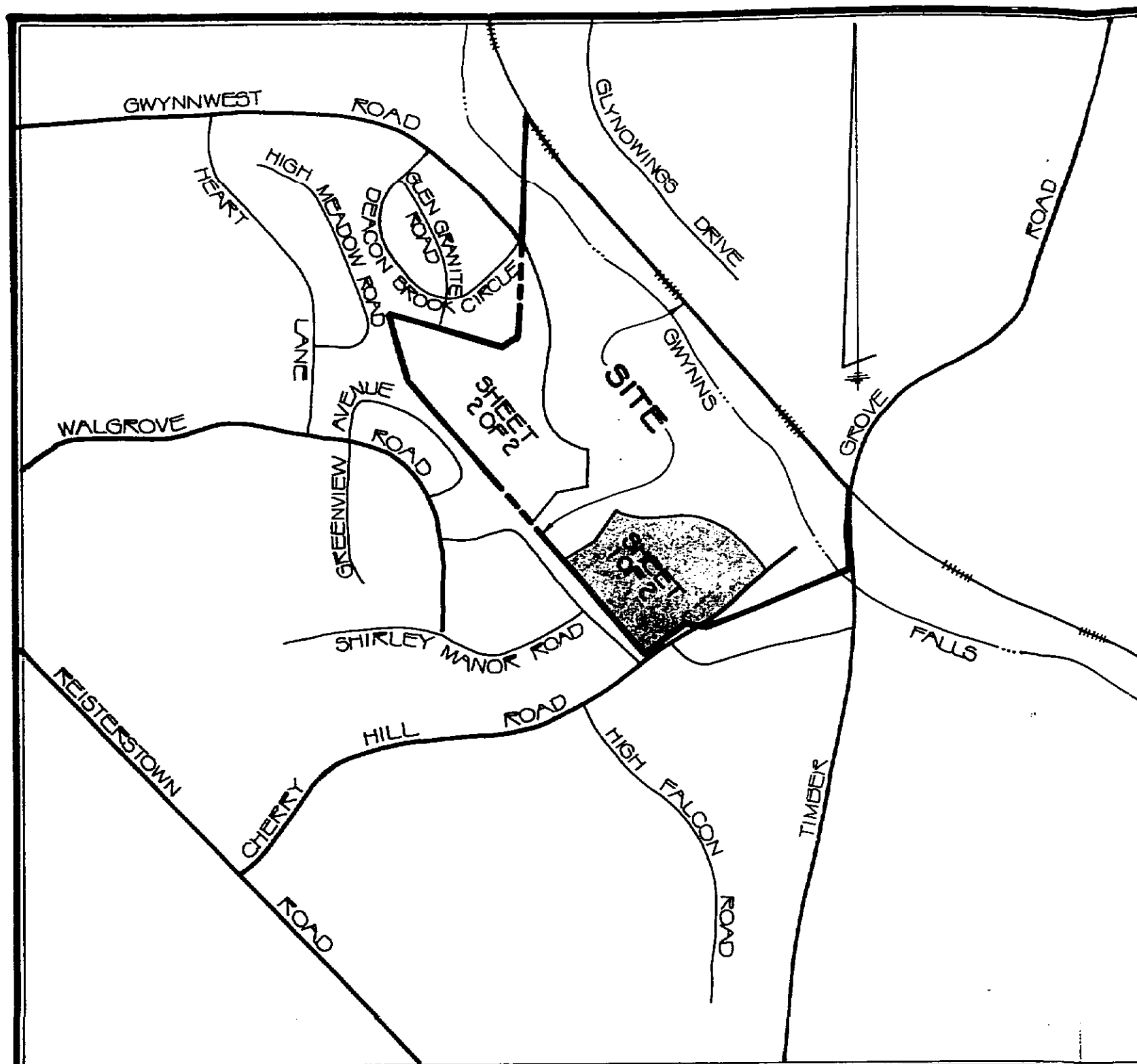


BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.

SCALE	LOCATION	SHEET
1" = 200' ±	REISTERSTOWN	NW
DATE	AREA	15-J
OF	DELIGHT	
PHOTOGRAPHY		

NOV. 1 1980



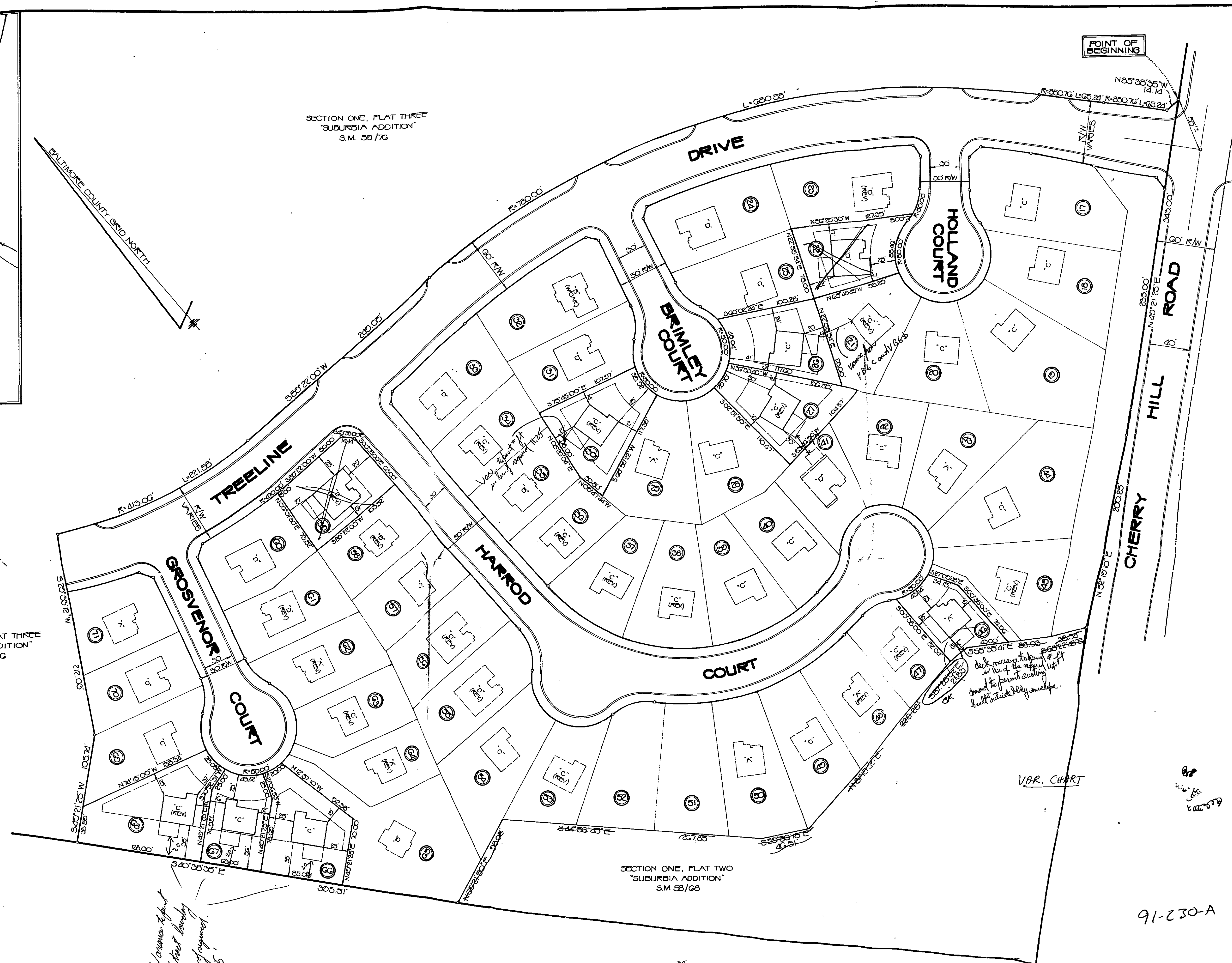
VICINITY MAP
SCALE: 1" = 1000'

NOTES

1. ALL THE UTILITIES TO SERVICE THIS SUBDIVISION ARE PROPOSED.
2. EXISTING ZONING IS DR 3.5 & DR 5.5.
3. C.R.G. APPROVAL DATE OCT. 1, 1987.
4. P.W.A. NO. 48801.
5. PARKING REQUIRED = 2/LOT = 110 SPACES.
6. PARKING PROPOSED = 110 SPACES.
7. PRIOR ZONING CASE NO. 50-535-A (LOT 41) GRANTED JULY 31, 1990.

*Site plan
shown*

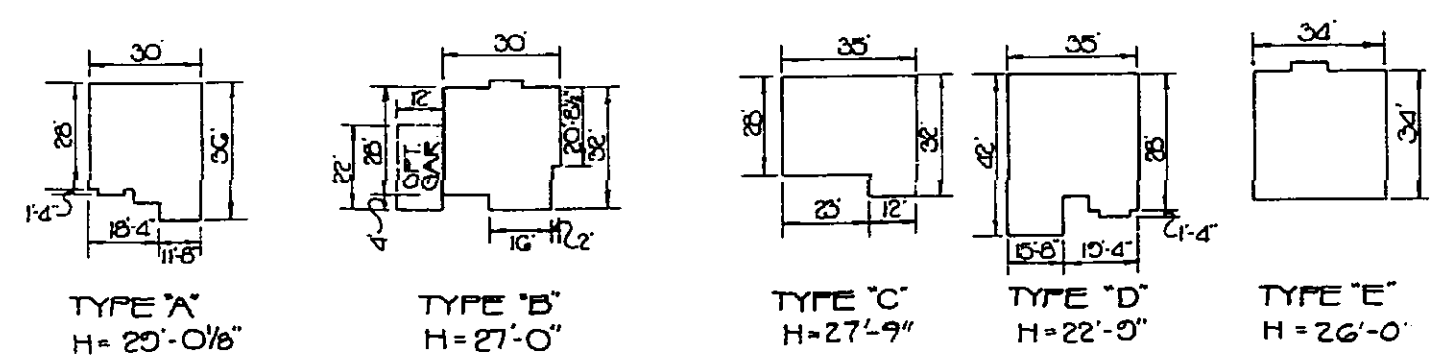
SECTION ONE, PLAT THREE
"SUBURBIA ADDITION"
S.M. 50/70



*Variance report
20' front boundary
for landscaping
20' x 25'*

VAR. CHART

91-230-A



TYPICAL BUILDING LAYOUT

PLAT TO ACCOMPANY ZONING VARIANCE
"SUBURBIA ADDITION"

4TH ELEC. DISTRICT COUNCILMANIC DISTRICT NO. 3 BALTIMORE COUNTY, MD
SCALE: 1" = 50'

OWNERS.
ZONE.
ACREAGE OF SUBMITTAL.

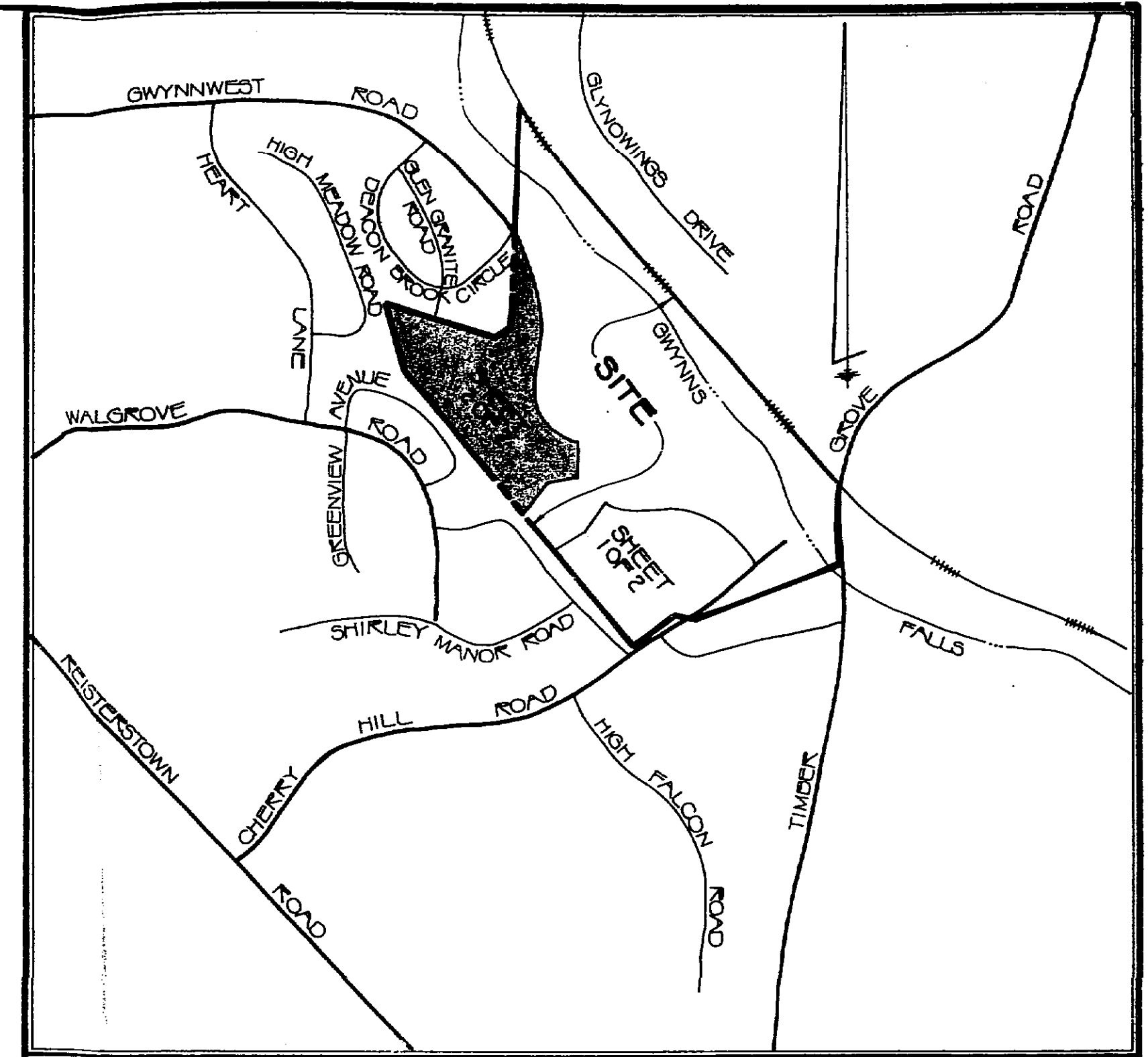
CHECK FRONT

W. DUVALL & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - LAND PLANNERS
300 EAST JORTA ROAD
TOWSON, MARYLAND 21204
(410) 550-0071

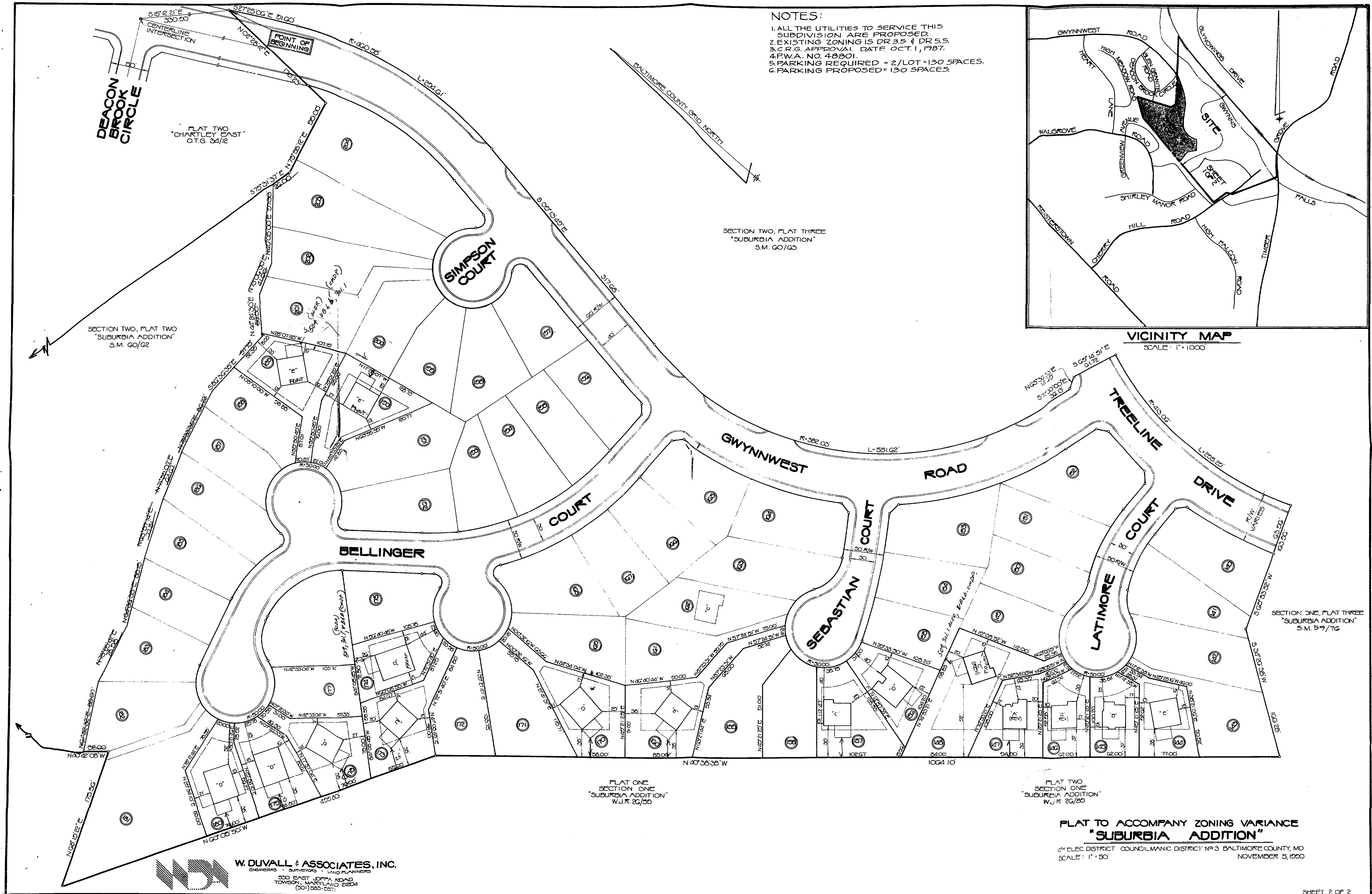
M.C.W.

NOTES:

1. ALL THE UTILITIES TO SERVICE THIS SUBDIVISION ARE PROPOSED.
2. EXISTING ZONING IS DR 3.5 & DR 5.5.
3. C.R.G. APPROVAL DATE OCT. 1, 1987.
4. P.W.A. NO. 48801.
5. PARKING REQUIRED = 2/LOT = 130 SPACES.
6. PARKING PROPOSED = 130 SPACES.



VICINITY MAP
SCALE: 1" = 1000'



SECTION TWO, FLAT TWO
"SUBURBIA ADDITION"
S.M. 60/62

SECTION TWO, FLAT THREE
"SUBURBIA ADDITION"
S.M. 60/63

SECTION ONE, FLAT THREE
"SUBURBIA ADDITION"
S.M. 59/76

FLAT ONE
SECTION ONE
"SUBURBIA ADDITION"
W.J.R. 26/50

FLAT TWO
SECTION ONE
"SUBURBIA ADDITION"
W.J.R. 26/50

**FLAT TO ACCOMPANY ZONING VARIANCE
"SUBURBIA ADDITION"**

4TH ELEC. DISTRICT COUNCILMANIC DISTRICT: NP 3, BALTIMORE COUNTY, MD
SCALE: 1" = 50' NOVEMBER 3, 1990



W. DUVALL & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - LAND PLANNERS
300 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
(410) 550-0571